



**Homeownership
Program**



Have you
dreamed
of owning
your own
home?

The Georgia Dream Homeownership Program

makes it possible with affordable mortgage financing for eligible home buyers.

Georgia Dream Loans are available to:

first-time home
buyers

those who have not
owned a home in the
past three years

those who purchase
a home in targeted
areas (please see map on
page 5)

WHO ALSO

have household incomes
below the maximum
(please see schedule on page 2)

have liquid assets no
more than \$20,000 or
20% of the sales price
(whichever is greater)

meet mortgage loan
credit requirements

The loans are 30 year, fixed interest rate mortgages. Local lenders give credit approval for FHA, USDA-RD, VA or conventional eligible mortgage loans.

Maximum Household Income & Home Sales Price

If you purchase a home in one of the following counties:

Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Heard, Henry, Jasper, Newton, Paulding, Pickens, Pike, Rockdale, Spalding or Walton Counties

Total Household Income

can be no more than:

(based on the number of people living in the home)

1-2 persons	\$69,000*
3+ persons	\$79,500*

Home Sales Price

cannot exceed \$250,000

If you purchase a home in a county not listed in the box to the left:

Total Household Income

can be no more than:
(based on the number of people living in the home)

1-2 persons
\$59,500*

3+ persons
\$68,500*

Home Sales Price

cannot exceed
\$200,000



* Income limits are subject to change. Please visit www.gadream.com for the most recent brochure.



Down Payment Assistance

Borrowers who qualify for the Georgia Dream Program benefit from down payment assistance.

The greatest hurdle for many prospective home buyers is the down payment.

Down Payment Loan Options

STANDARD

All eligible home buyers qualify for \$5,000

PEN

Eligible home buyers who are employed in qualified public protection, military, health care or education qualify for \$7,500

CHOICE

Eligible home buyers whose household includes an individual living with a disability qualify for \$7,500

The Borrower must:

contribute a minimum of \$1,000 to the purchase transaction.

Contact a Georgia Dream Participating Lender for pre-qualification and to begin the mortgage loan process. A list of lenders can be found at **www.gadream.com** or by calling 1-800-359-HOME (4663).

How Do I Apply?

Homebuyer counseling is required for ALL Georgia Dream Loans.

Borrowers must attend and complete **either** a homebuyer education workshop, **OR** individual housing counseling sessions, **OR** an online homebuyer education course through E-Home America.

Workshops and counseling sessions must be completed with a DCA or HUD approved housing counseling agency.

Online Home Buyer Education may be completed **ONLY** at **www.ehomeamerica.org**.

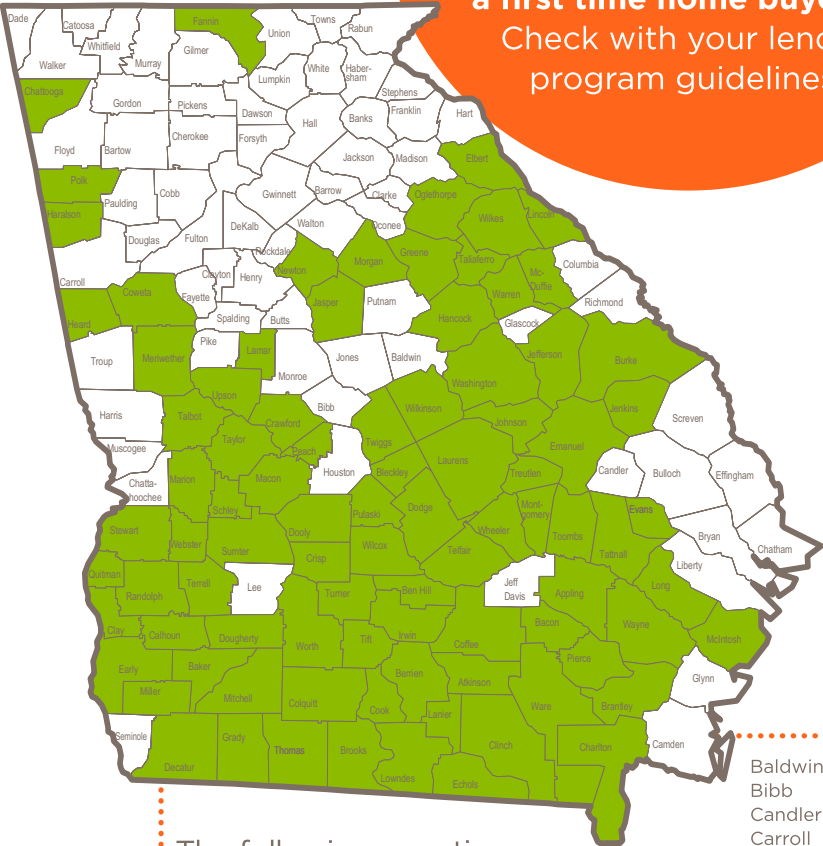
A list of HUD approved agencies is available at www.hud.gov or call HUD's interactive voice system at 1-800-569-4287.

A list of DCA agencies is available at **www.gadream.com**.



The Georgia Dream Homeownership Program is available to eligible first time home buyers in all Georgia counties.

However, if you purchase a home in one of the **targeted areas** shaded in green on the map below, or in a **targeted census tract** in one of the counties listed in the box below the map, **you do not have to be a first time home buyer.** Check with your lender for program guidelines.



The following counties are not Targeted but have some Targeted Census Tracts.

(Contact your lender for a list of targeted tracts in these counties.)

- | | |
|---------|------------|
| Baldwin | Glynn |
| Bibb | Hall |
| Candler | Houston |
| Carroll | Jeff Davis |
| Chatham | Liberty |
| Clarke | Muscogee |
| Clayton | Richmond |
| Cobb | Seminole |
| DeKalb | Spalding |
| Floyd | Troup |
| Fulton | |

The Georgia Department of Community Affairs

is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. For a reasonable accommodation, email fairhousing@dca.ga.gov.

REV. 8/15



How can
.....we help?



Fulfilling the dream of
Homeownership



60 Executive Park South, NE
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www.dca.ga.gov